WHAT IS CLAIMED IS:

1. A computer-implemented method for providing maintenance service for longterm capital equipment or fixtures, comprising the steps of:

diagnosing existing conditions of the long-term capital equipment or fixtures;

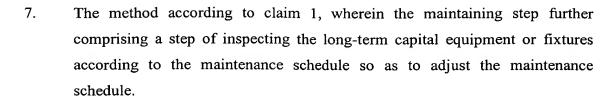
providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said providing of the warranty, includes transferring from owner to a provider the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within a predetermined start-up standard;

repairing the long-term capital equipment or fixtures to reach the startup standard if any of the existing conditions are below the predetermined startup standard;

developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which are beyond the predetermined start-up standard; and

maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.

- 2. The method according to claim 1, wherein the diagnosing step further comprising a step of inspecting at least one site where the long-term capital equipment or fixtures are located.
- 3. The method according to claim 1, wherein the diagnosing step further comprising a step of interviewing at least one owner or manager of the long-term capital equipment or fixtures.
- 4. The method according to claim 1, further comprising a step of generating a report on results of the diagnosing step.
- 5. The method according to claim 1, further comprising a step of inputting and analyzing results of the diagnosing step.
- 6. The method according to claim 5, further comprising a step of providing recommendations for any necessary repairs and cost estimates.



- 8. The method according to claim 7, wherein the maintaining step further comprises a step of inputting results of the inspection step executed according to the maintenance schedule.
- 9. An automated system for providing maintenance service of long-term capital equipment or fixtures, comprising:

means for diagnosing existing conditions of the long-term capital equipment or fixtures;

means for providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said warranty includes a transfer of the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within reasonable range from a predetermined start-up standard from an owner to a provider;

means for repairing the long-term capital equipment or fixtures to reach the start-up standard if any of the existing conditions are below the predetermined start-up standard;

means for developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which are beyond the predetermined start-up standard; and

means for maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.

10. A computer program product for providing maintenance service of long-term capital equipment or fixtures, comprising:

a diagnosing module for diagnosing existing conditions of the longterm capital equipment or fixtures; a warranty module for providing a warranty on the long-term capital equipment or fixtures in conjunction with a purchase of an initial maintenance service, said warranty module being formed to transfer from an owner to a provider the risk of maintaining performance of the long-term capital equipment or fixtures during a specified time and within a predetermined start-up standard;

a repairing module for repairing the long-term capital equipment or fixtures to reach the start-up standard if any of the existing conditions are below the predetermined start-up standard;

a maintenance schedule module for developing a maintenance schedule according to the predetermined start-up standard and any of existing conditions which is beyond the predetermined start-up standard; and

a maintenance module for maintaining the long-term capital equipment or fixtures according to the maintenance schedule so as to fulfill the warranty.

- 11. A computer-implemented method according to claim 1, wherein the step of transferring the risk includes transferring 100% of the risk from the owner to the provider.
- 12. A computer-implemented method according to claim 1, wherein the step of transferring the risk includes transferring 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.
- 13. An automated system according to claim 9, wherein the warranty transferring the risk includes a transfer of 100% of the risk from the owner to the provider.
- 14. An automated system according to claim 9, wherein the warranty transferring the risk includes a transfer of 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.
- 15. A computer program product according to claim 10, wherein the warranty module includes a transfer of 100% of the risk from the owner to the provider.

16. A computer program product according to claim 10, wherein the warranty module includes a transfer of 100% of the risk, except for unauthorized changes, abuse to the structure and acts of God from the owner to the provider.